

3285 Fulton Street Rezoning

Post-Hearing Follow-Up

NYC PLANNING

Actions

Applicants

Cypress Hills Local Development Corporation

MHANY Management

Actions Requested

Zoning Map Amendment to establish a R7A/C2-4/EC-6 and R5 districts within an existing R5/C2-3 district

Zoning Text Amendment to establish a Mandatory Inclusionary Housing Area

Zoning Text Amendment to extend the Special Enhanced Commercial District 6

Related Project

HPD'S Sutter Place Cluster (C 220159 HAK) – currently in ULURP

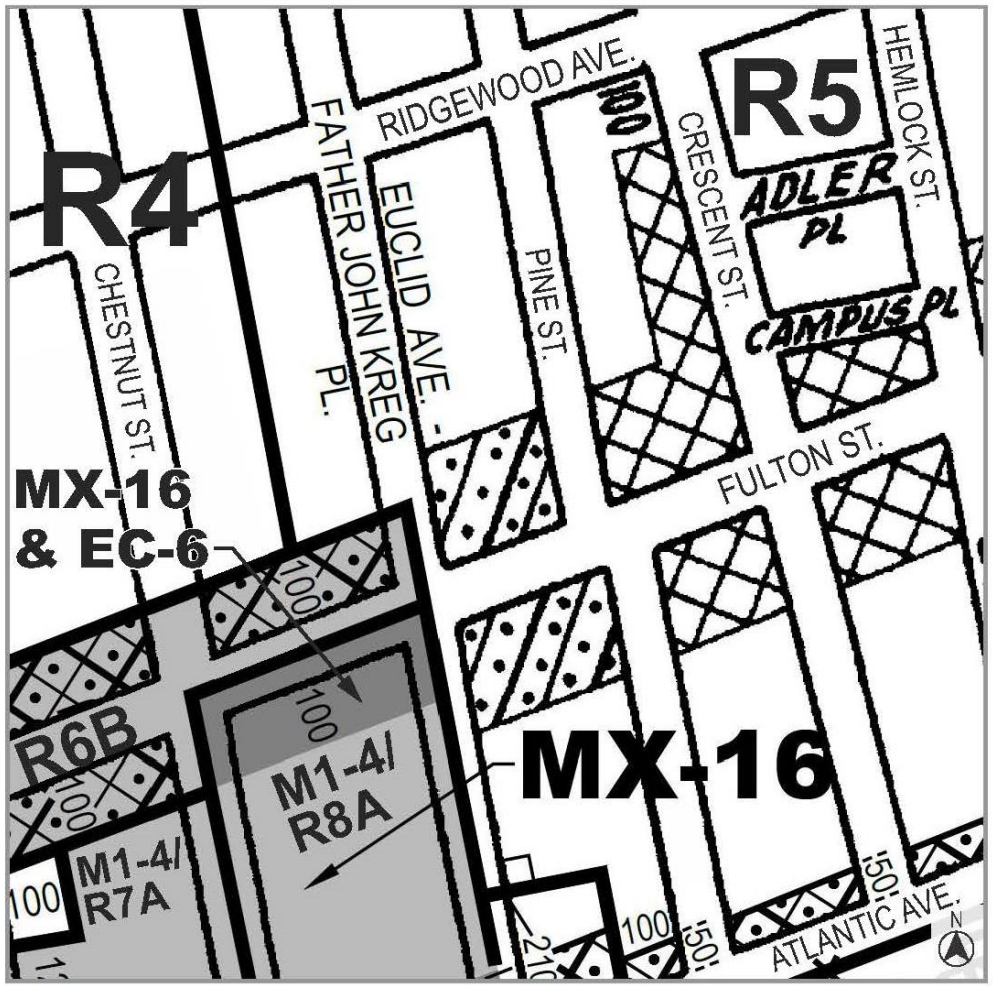
Department of City Planning	Certification held on November 1st, 2021
CB 05	Held a hearing on January 27th, 2022 Recommended to not approve the application In favor: 10; Against: 11; Abstaining: 4
BP BK	Held a hearing on January 19th, 2022 Recommended to approve with conditions
CPC	Public Hearing held on February 16th, 2022

BP BK Held a hearing on January 19th, 2022

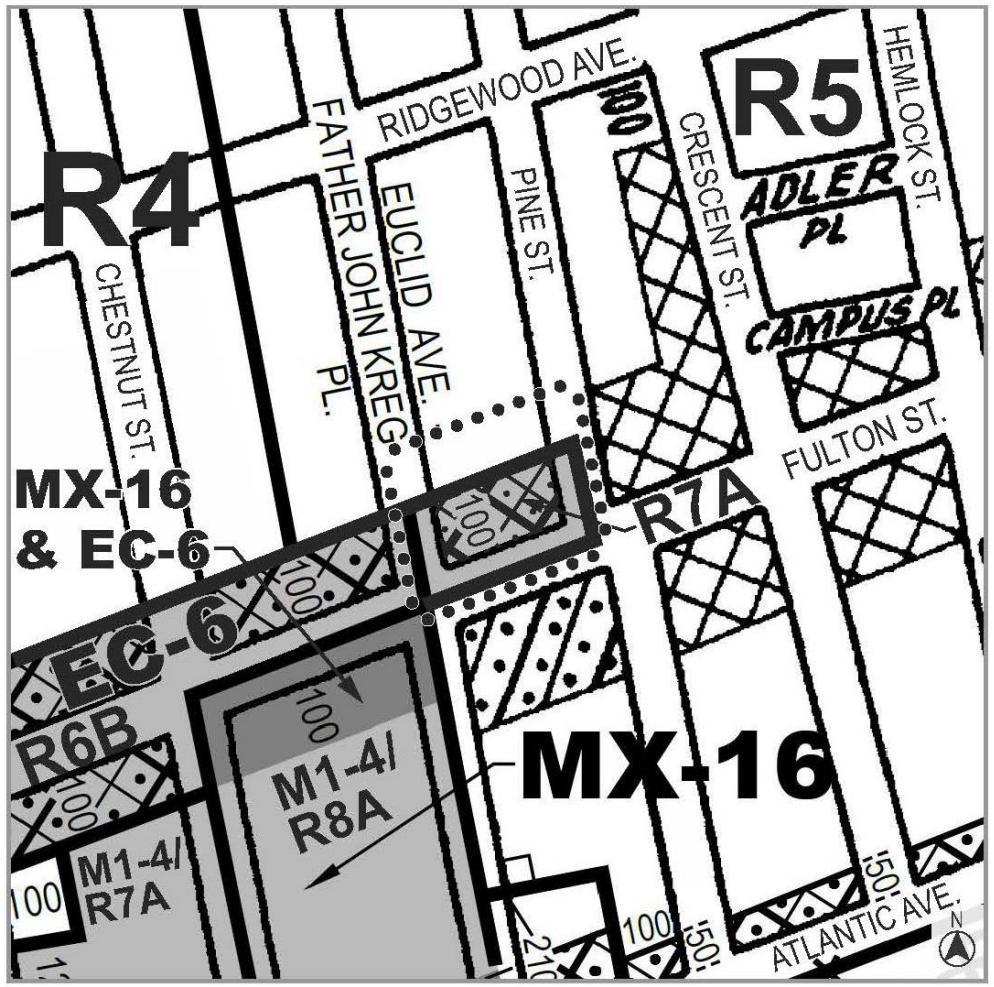
Recommended to approve with conditions

1. That the CPC or City Council modify the requested rezoning as follows:
    a. R7A MIH district to the applicant property (Block 4129, Lot 1).
    b. Reduce the zoning area boundary to the center line of the Fulton Street blockfront
    c. Map R6B (with MIH Option 1) over the remainder of the project area (Block 4129, Lots 65, 66, and 67).
2. That the co-developers provide more studios at 40% AMI would be achieved by moving some one-bedroom units to 50% AMI
3. That HPD coordinate with the DHS to identify and recruit potential tenants among current and former residents of CD 5 to fill units set aside for the formerly homeless.
4. That prior to considering the application, the City Council obtain written commitments from the MHANY and CHLDC to:
    a. Incorporate resiliency and sustainability measures, such as blue roofs, passive house design, and/or onsite energy generation
    b. Coordinate a curb extension constructed as part of a BPP or protected painted sidewalk extension at the northeast corner of Euclid Avenue and Fulton Street with DEP and DOT, in consultation with CB 5 and local elected officials
    c. Coordinate with DEP, DPR and DOT to install rain gardens along Euclid Avenue as part of a BPP in consultation with CB 5 and local elected officials

Zoning Map Amendment



Current Zoning Map (17c)



Proposed Zoning Map (17c) - Area being rezoned is outlined with dotted lines

Rezoning from R5/C2-3 to R5
Rezoning from R5/C2-3 to R7A/C2-4 (EC-6)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Area Map

3285 FULTON STREET Area Map
CHLDC /MHANY

Project
- Project Area
- Rezoning Area

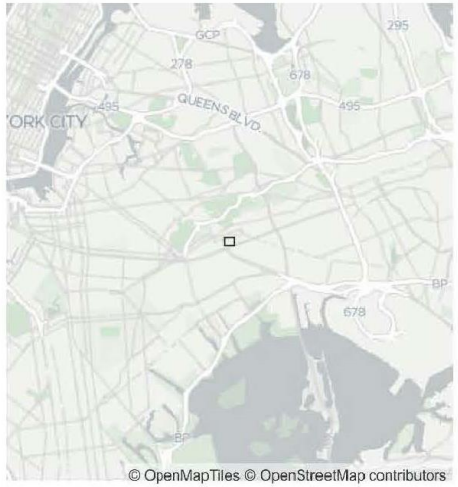
Vehicular Traffic
- Development Site
- 600 Foot Radius

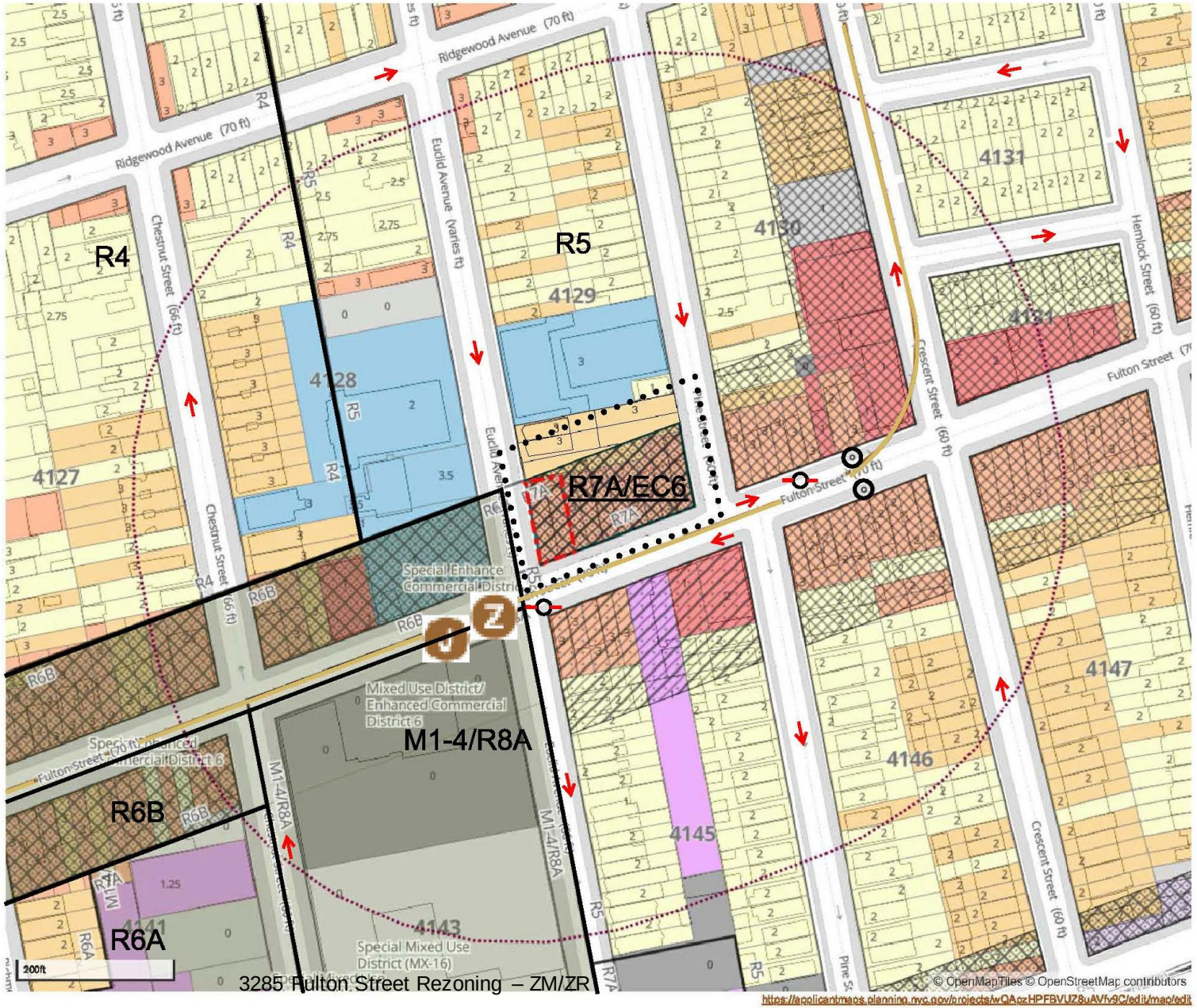
Zoning
- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation
- Subway Stop
- Subway Entrance

Map Created: Dec 5, 2020, 9:25pm
Data Sources: layers-api.planninglabs.nyc/v1/sources
pluto MapPLUTO™ 20v7, Bytes of the Big Apple (November 2020); zoning-districts (October 2020); digital-citymap (October 2020); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (October 2020)





3285 Fulton Street Rezoning – ZM/ZR

Surrounding Area

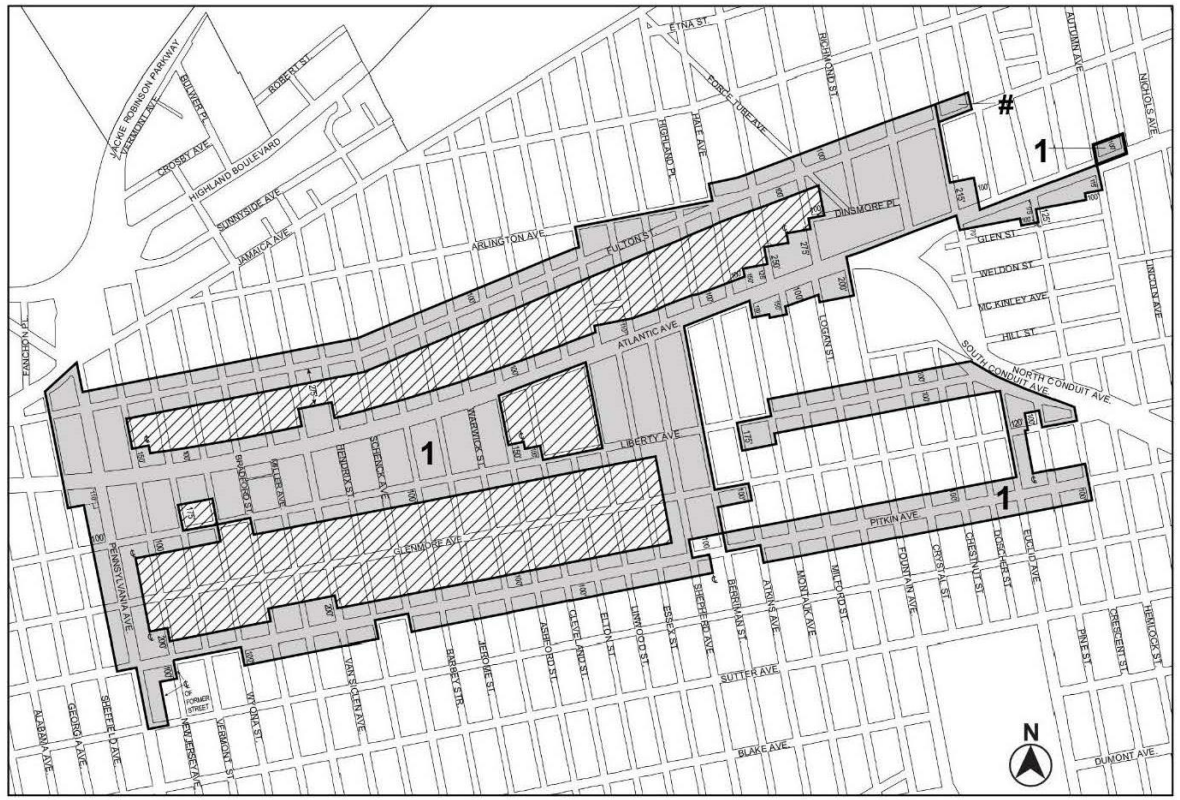


Area overview



Zoning Text Amendment

[PROPOSED]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 4/20/16 MIH Program Option 1 and Deep Affordability Option
Area **#** – [date of adoption] MIH Program Options 1 and 2

Excluded area

Portion of Community District 5, Brooklyn

3285 Fulton Street Rezoning – ZM/ZR

* * *

Zoning Text Amendment

Chapter 2
Special Enhanced Commercial District (EC)

* * *

132-10
General Provisions

* * *

132-11
Special Enhanced Commercial Districts Specified

The Special Enhanced Commercial District is mapped in the following areas:

* * *

(f) Special Enhanced Commercial District 6

The Special Enhanced Commercial District 6 (EC-6) is established on April 20, 2016, on the following designated commercial streets as indicated on zoning map 17c:

(1) Fulton Street, in the Borough of Brooklyn, between Sheffield Avenue and ~~Euclid Avenue~~ Pine Street.

* * *

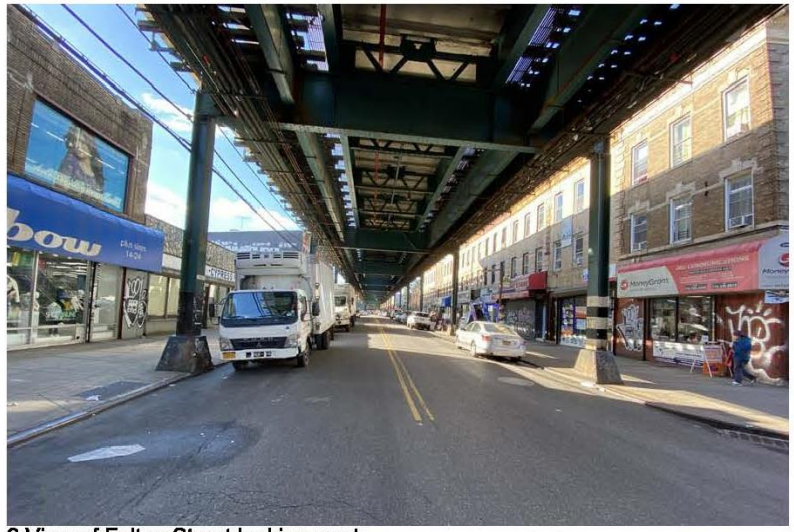
Development Site



Project Area



1. NW corner of Fulton Street and Pine Street



2.View of Fulton Street looking west



3.View of Fulton Street between Euclid Avenue and Pine Street looking west (north side of Fulton Street)

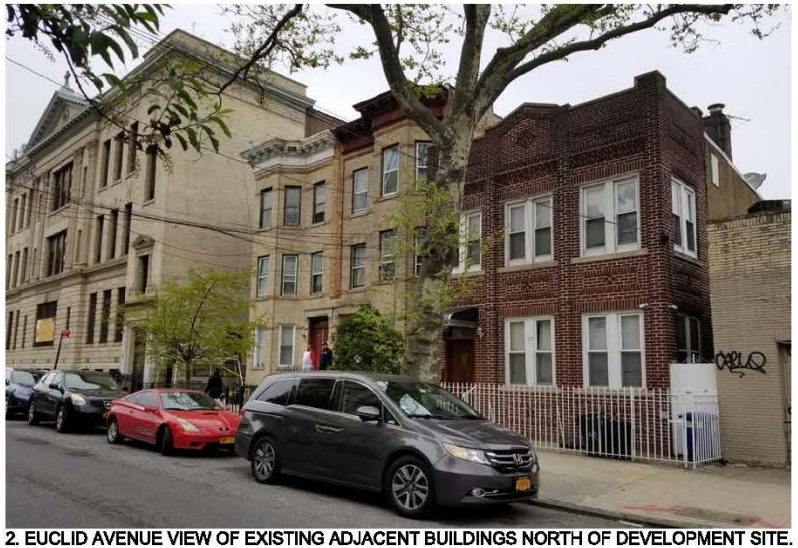


KEY PLAN

Project Area



1. EUCLID AVENUE VIEW OF DEVELOPMENT SITE LOOKING SOUTHEAST



2. EUCLID AVENUE VIEW OF EXISTING ADJACENT BUILDINGS NORTH OF DEVELOPMENT SITE.



3. VIEW OF DEVELOPMENT SITE LOOKING SOUTHEAST TOWARDS FULTON STREET



KEY PLAN

PROJECT AREA PHOTOGRAPHS TAKEN 8.13.20